

PUBLIC HEARING NOTICE

POST BY: 09/17/97

REMOVE AFTER: 10/07/97

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rocklin will hold a public hearing at the **Rocklin Administration Building, 3970 Rocklin Road, Rocklin**, beginning at 7:30 p.m. on Tuesday, October 7, 1997, to consider the following:

**RE: SUNSET WEST, PARCEL 56
TENTATIVE SUBDIVISION MAP, SD-97-02
KENT BAKER & ASSOC.**

An application to subdivide 12.8 acres into a 71 lot single family residential subdivision in Sunset West, Parcels 56. A mitigated negative declaration of environmental impacts is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is located approximately 1,500 feet west of Sunset Boulevard, south of the future extension of Little Rock Road. APN # 364-010-13

The property is zoned Planned Development Residential-seven dwelling units per acre (PD-7). The General Plan designation is Medium Density Residential (MDR).

The applicant is Kent Baker & Associates for R.C. Collet, Inc., property owner.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 632-4020 for further information.

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**RE: ROCKLIN ROAD MINI STORAGE
SPECIFIC PLAN USE PERMIT, SPU-97-21
REZONING/PLANNED DEVELOPMENT, Z-97-03/PDG-97-05
TREE PRESERVATION PERMIT, TRE-97-20
LAND DEVELOPMENT SERVICES, INC.**

An application to approve the following applications for a 2.65-acre site located approximately 154 feet north of Rocklin Road between Meyers Road and Granite Drive, APN # 045-101-065:

1. Rezoning from C-2 Commercial to Planned Development Commercial.
2. General Development Plan (PDG) establishing land uses and development standards. The PDG will be comparable to the C-2 development regulations, except that it would conditionally permit a mini-storage and allow zero building setback for building walls without openings.
3. Specific plan use permit for a 48,041 square feet of self-storage, a 400 square feet office, and 1,987 square feet manager's residence. The self-storage buildings will consist of seven 10'-high structures constructed with split face and smooth masonry blocks. The building along the north property line adjacent to the Rocklin School District will be placed on the property line.
4. Tree Preservation Permit (TPP) to remove and mitigate for 7 oak trees.

Primary access to the site will be via an existing 30 feet easement from Rocklin Road through the existing Kelly Moore Paint store site. An emergency access is proposed via an existing 30' easement from Meyers Street to the west property line of the subject site.

A negative declaration of environmental impacts is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The property is zoned C-2. The General Plan designation is Retail Commercial (R-C).

The applicant is Land Development Services, Inc. for Douglas Jackson, property owner.

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**RE: STANFORD RANCH PARCEL 73
SPECIFIC PLAN USE PERMIT, SPU-97-23
CRESLEIGH HOMES**

An application to approve a specific plan use permit for the Stanford Ranch Parcel 73 subdivision. Said permit to establish development and design criteria, such as setbacks, landscaping, and fencing. A categorical exemption of environmental impacts, Section 15305 - Minor Alterations in Land Use Limitations, is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located on the easterly side of West Oaks Boulevard at the City Limits line. APN # 017-081-0038.

The property is zoned Planned Development - Residential, six dwelling units per acre (PD-6). The General Plan designation is Medium Density Residential (MDR).

The applicant is Spannagel and Associates, Inc., for Cresleigh Homes, property owner.

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**RE: STANFORD RANCH PARCELS 63 & 64
SPECIFIC PLAN USE PERMIT, SPU-97-25
RENAISSANCE HOMES**

An application to approve a specific plan use permit for the Stanford Ranch Parcels 63 & 64 subdivision. Said permit to establish development and design criteria, such as setbacks, landscaping, and fencing. A categorical exemption of environmental impacts, Section 15305 - Minor Alterations in Land Use Limitations, is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located on the easterly corner of the intersection of West Stanford Ranch Road and West Oaks Boulevard. APN #017-081-018 & 017-081-032.

The property is zoned Planned Development - Residential, six dwelling units per acre (PD-6). The General Plan designation is Medium Density Residential (MDR).

The applicant is Lennar Renaissance, Inc, property owner.

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